

## **5.7 PROTECTION OF HISTORIC LANDS AND STRUCTURES**

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### **5.7.1 Purpose and Intent**

The purpose of this section is to protect freestanding historic lands and structures typically located outside of historic districts from negative visual impacts associated with new development occurring in their proximity. It is the intent of these standards to indicate which lands and structures are appropriate for protection and to provide alternatives for the protection of historic lands and structures from negative visual impacts associated with adjacent development.

### **5.7.2 Applicability**

The standards in this section shall apply to new development on lots:

- (1) Containing National Register properties;
- (2) Adjacent to lots containing National Register properties;
- (3) Across a street from lots containing National Register properties; and
- (4) Contiguous to or across the street from properties eligible for designation as a National Register property.

For the purposes of this section, National Register properties includes lands and sites listed in the National Register of Historic Places, as well as sites eligible for such designation as determined by the Tennessee Historical Commission.

### **5.7.3 Buffers**

Except for land developed as a Traditional Neighborhood Development (TND), Hamlet, or Conservation Subdivision, development subject to this section shall provide a buffer consistent with the standards in Subsection 5.4.6, Buffers, between the new development and the historic resource(s) in accordance with the following standards:

**Figure 5-115:** Cluster development, a variation of the buffers approach, is an effective means of preserving open space near historic buildings.



**(1) Buffer Class**

New development subject to the planting standards in this section shall provide either a Type A, B, or C buffer, depending on the level of protection needed as determined by the HZC. The buffer shall incorporate the minimum planting materials associated with a site ten acres in size. (See Table 5-5, Minimum Buffer Standards.)

**(2) Minimum Buffer Width**

- (a)** Buffers required by this subsection shall have a minimum width of 75 feet unless otherwise specified by the HZC.
- (b)** Development on lots containing, adjacent to, or across the street from a National Historic Landmark shall provide a buffer with a minimum width of 100 feet.

**(3) Buffer Location**

Buffers used to protect historic lands and structures from new development shall be located in accordance with the following standards:

- (a)** In cases where the developing lots are adjacent to or across the street from lots containing historic lands or sites, the buffer shall be located along the property line of the developing lands unless an alternate location provides a superior amount of buffering.
- (b)** In cases where new development is proposed on the same lot as historic resources being buffered, the buffer shall be located as close to the boundary of the historic resources as is practicable given the context of the site and any topographic or environmental considerations.
- (c)** The Planning Department may specify an alternate location for a required buffer on a case-by-case basis to provide maximum protection for the historic resources.

**(4) Buffer Context**

In addition to meeting the minimum planting standards specified by the HZC, buffers used by new development adjacent to historic sites and structures shall comply with the following buffer context standards as appropriate.

**(a) Naturalistic Screening**

Naturalistic screening is typically appropriate for a site that already has an abundance of mature vegetation, as opposed to open farm fields. Screening shall create a year-round visual obstruction between the historic building and incompatible new development. Minimum standards include the following:

- (i)** A double row of evergreen trees in which the rows are staggered so that trees overlap one another at maturity to create a solid screen;
- (ii)** Random tree spacing which, upon maturity, results in trees within each row creating a nearly solid visual screen;
- (iii)** Landscape of a sufficient height upon maturity that inappropriate development is visually screened, regardless of building heights or topography;

- (iv) A minimum of two or more different indigenous tree species;
- (v) Pruning of trees or shrubs near ground level shall be prohibited; and
- (vi) Berms, fences, or walls shall not be used.

**Figure 5-116:** Carnton Plantation is well-buffered from adjoining development using a naturalistic screen.



**(b) Farm-Field Boundary**

The intent of this method of screening or area delineation is to replicate the tree-lined property boundaries historically prevalent throughout the county. Such boundaries are typically linear in form and dominated by deciduous trees. Also, they are usually informal in that instead of being consciously planted in rows, they generally evolved as leftover vegetation that resulted once neighboring fields were cultivated for agriculture. Standards for this approach include the following:

- (i) Boundary areas shall be linear in form;
- (ii) Boundary areas shall be dominated by deciduous trees, although native evergreens (such as cedars) may be included for diversity and visual screening purposes;
- (iii) Trees are not required to be planted in a perfect row, and spacing between trees should have some irregularity;
- (iv) Native shrubs shall be integrated into farm field boundaries; and
- (v) Historically-based fences, such as rail and board fences and dry-stacked stone walls with a maximum height of three feet, may be included as part of the boundary. Stone walls should be consistent in design and stone type with historic precedents found in the county.



**Figure 5-117:** This aerial view highlights the historic pattern of farm-field boundaries.

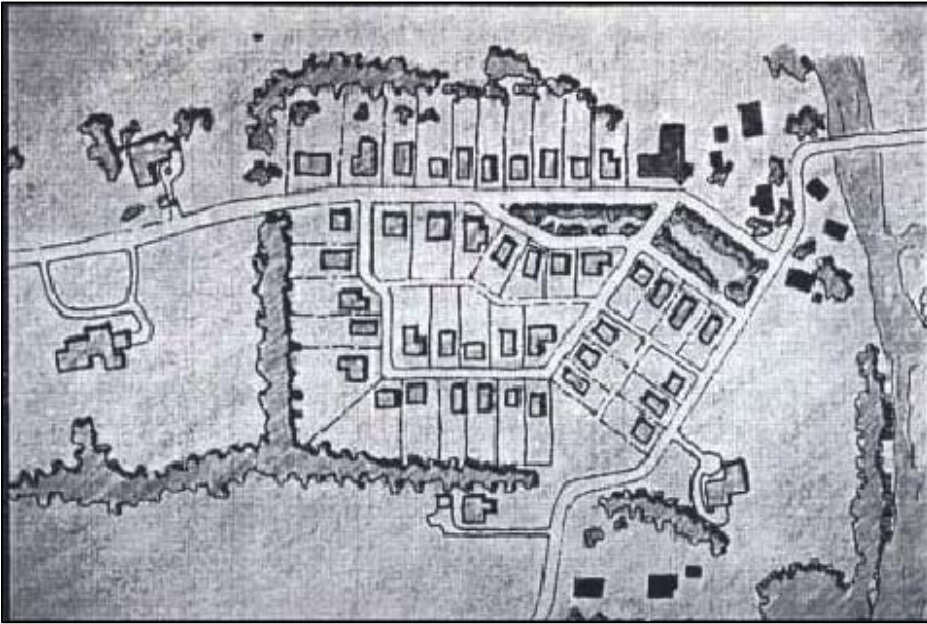
**(c) Estate Enclosure**

This approach to screening and area delineation may be used in similar situations as with the farm-field boundary (open and relatively flat land), but lends itself more to situations in which the buffer zone, and perhaps the overall development site, is somewhat limited in land area. It is also more appropriate for historic buildings having classical architectural styling, such as Federal, Greek Revival, Italianate, Gothic Revival, and Classic Revival, as opposed to less formal vernacular styles, such as simple frame farm houses. Standards for the estate enclosure approach include the following:

- (i)** Boundary areas shall be linear in form;
- (ii)** Boundary areas shall be dominated by either deciduous trees or evergreens within any major segment of the boundary area, but should not have an informal mixture of both;
- (iii)** Trees shall be planted in a row, and spacing between trees should have some regularity;
- (iv)** While plant materials do not have to be native to the area, they should be of a species historically available and capable of adapting to the local environment;
- (v)** Hedgerows and fruit trees may also be used; and
- (vi)** Historically-based fences, such as board and picket fences and brick or stone walls, may be included as part of the boundary. Brick or stone walls should be consistent in design with historic precedents found in the county and should not exceed six feet in height.

**5.7.4 Integrating Approach**

New Traditional Neighborhood Development (TND), Hamlets, or Conservation Subdivisions may be integrated with historic lands or structures in accordance with the following standards:



**Figure 5-118:**

Traditional development patterns feature interconnected street systems, buildings that relate to the street, and green spaces serving as civic focal points. In this example from Bucks County, PA, several existing buildings and outbuildings (shown in black), have been incorporated with new homes.

**(1) Consistent with Context**

New development has been successfully integrated with historic lands or structures when it appears as if the balance of the site developed over time around the original historic feature as part of a natural evolution, and the historic feature benefits from the special site that permits it to serve as a focal point of the development.



**Figure 5-119:** The Kentlands, in Gaithersburg, MD, is an example of integrating new development. Two important goals are achieved: adjacent development uses pre-World War II planning principles, and the Kent Family home (to the left in the image) has retained prominence on the site.

**(2) Retaining a Prominent Site for Historic Buildings**

A historic building shall be made a focal point through one or more of the following techniques:



- (a) The historic building should either front or be located on a neighborhood green or square;
  - (i) The green or square should have a geometric shape that respects the topography;
  - (ii) The green or square should be bounded by a public right-of-way, preferably a public street, for at least 75 percent of its perimeter;
  - (iii) The green or square should be a minimum of 25,000 square feet in area, preferably larger, if the historic building is located on it;



**Figure 5-120:** Magnolia Hall is an example of a highly significant building and landscape that would warrant extreme care if adjacent development were proposed.

- (iv) In those cases in which the historic building fronts but is not located on a green or square, the green or square should be symmetrically centered on the historic building.
- (b) If not oriented toward a green or square, the historic building should be located by some alternative means for accomplishing visual prominence, such as the following:
  - (i) At an entry or destination location within the development;
  - (ii) At a corner location that terminates a public vista as viewed down two or more streets. In such case, adjacent new buildings should be no closer to the historic building than a distance equal to twice the width of the front facade of the historic building;
  - (iii) Visual termination achieved through some other means;
  - (iv) On a lot that is at least 100 percent larger than the average nearby lot sizes; or
- (c) Except when a corner lot is being created, adjacent new streets may not be located in a manner that results in the historic building turning its side or rear to the new street.

### **(3) Design of New Buildings**

New buildings within view of the historic building shall be sympathetic in scale and architectural character with the historic building. However, the historic building should not be emulated to such an extent that it loses its prominence. Examples of design elements to be considered include the following:

- (a) Rather than attempting to mirror the scale of the historic building, new buildings shall generally be subordinate in their perceived scale to the historic building;
- (b) The roof pitch of new buildings shall be close to that of the historic building;
- (c) The roof forms, materials, and colors of new buildings shall relate to the nearby historic building (for example, a slate-roofed historic building might be honored by an asphalt shingle that emulates slate in color and approximate thickness);
- (d) The ratio of solids to voids (the ratio of solid wall area to openings such as doors and windows) for new structures shall be similar to that on the historic building;
- (e) The doors and windows on new structures shall reflect the relationship and positioning of the historic building (for example, if the doors and windows of the historic building are symmetrically positioned, and upper-floor and lower-floor openings are vertically aligned with one another, new buildings should reflect the same symmetry and alignment);
- (f) The proportion (height versus width) of the historic building's openings shall be respected in the facade design of nearby new buildings (for example, if windows and doors of the historic building have a height-to-width ratio of 2:1, then openings of nearby new building façades should be similarly proportioned);
- (g) Key architectural components of the historic building, such as porches, dormers, and arches, shall be echoed by at least three of the nearby new buildings; and
- (h) The materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on nearby new buildings.

**(4) Use of the Historic Building**

The historic building shall retain enough prominence so that its future use is not in question. However, in those cases in which the building's prominence is particularly important, it is recommended that the building be used for purposes different than the primary use of nearby buildings.

**(5) Contextual Streets and Driveways**

New streets and driveways have been successfully integrated with historic lands or structures when it appears as if they were developed over time around the original historic feature as part of a natural evolution. Streets shall reflect the character of the historic resource (for example, streets without curb and gutter may be appropriate in rural or farm areas).